



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS - AMENDED**

**CERTIFICATE NUMBER:** HDCRMI-2018-00523

**DATE:** November 26, 2018

April 12, 2019 – AMENDED

**ADDRESS OF PROPERTY:** 517 Walnut Avenue

**TAX PARCEL NUMBER:** 07102202

**HISTORIC DISTRICT:** Wesley Heights

**OWNER(S):** KaTonya Hamilton


**APPLICANT:** Shelley Hughes

**DETAILS OF APPROVED PROJECT:** The proposal is an addition and a new detached garage. The addition would raise the ridge approximately 3'-8" and extend into the rear yard 22' with new side gables. The garage footprint is approximately 36' x 28' and the height is approximately 20'-11". New materials include wood siding, wood garage doors, and cementitious trim where noted. Original windows to remain are identified on the plan. The front porch and other features on the front façade will remain. New windows will be double-hung wood with Simulated True Divided Lights (SDTL) to match existing. There are no impacts to mature trees. See attached plans.

The project was approved by the HDC October 10, 2018.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

**This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.**

  
James Haden, Chairman

  
Staff



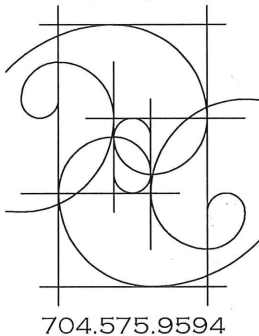
# 517 WALNUT AVE.

CHARLOTTE, NC

All Federal, State, and Local codes, ordinances, and regulations shall be considered as part of plans and specifications for this design and shall take precedence over anything shown, described, or implied where variances occur.

Designer and/or Engineer shall be notified immediately by Contractor if Contractor finds any discrepancy in dimensions, materials, or products on drawings or in specifications.

SHELLEY HUGHES  
DESIGN, LLC



704.575.9594

517 WALNUT AVE.  
CHARLOTTE, NC  
RENOVATION/ADDITION

## SQUARE FOOTAGES FOR LOT/ZONING

TOTAL FOOTPRINT (TO OUTSIDE OF WALLS)  
EXISTING FIRST FLOOR W/ PORCH = 1587 SF  
NEW 1ST FLOOR ADDITION = 475 SF  
REAR COVERED ENTRY = 17 SF  
SIDE COVERED ENTRY = 52 SF  
TOTAL HOUSE (FOOTPRINT) = 2,131 SF

ZONING R-8  
LOT SIZE = 10,578 SF  
MAX F.A.R. @ 50% 5,289 SF  
EXISTING HOUSE = 1,587 SF  
TOTAL HOUSE w/ ADDITIONS = 2,131 SF  
NEW GARAGE = 987 SF  
TOTAL LOT COVERAGE = 4,705 SF  
MAX ALLOWED 50% 44 %

HDC-REAR YARD COVERAGE LIMITS  
HOUSE ADDITION FOOTPRINT = 462 SF  
GARAGE FOOTPRINT = 987 SF  
COVERED BREEZEWAY = 54 SF  
PATIO (MAY VARY BY OTHERS) = 329 SF  
NEW DRIVEWAY MATERIAL = 909 SF  
TOT. ADDITIONS & HARDSCAPE = 2,741 SF  
EXISTING REAR YARD = 6,048 SF  
(FROM BACK OF EXIST. HOUSE)  
TOTAL COVERAGE = 0.45 %  
50% MAX ALLOWED

## SQUARE FOOTAGES FOR HOUSE (HEATED)

HOUSE SQUARE FEET  
EXISTING FIRST FLOOR (HEATED) = 1,245 SF  
NEW FIRST FLOOR (HEATED) = 434 SF  
NEW SECOND FLOOR (HEATED) = 1,328 SF  
TOTAL (HEATED) = 2,139 SF

GARAGE SQUARE FEET  
NEW FIRST FLOOR (UNHEATED) = 920 SF  
NEW SECOND FLOOR (HEATED) = 751 SF  
TOTAL (INTERIOR) = 1,671 SF

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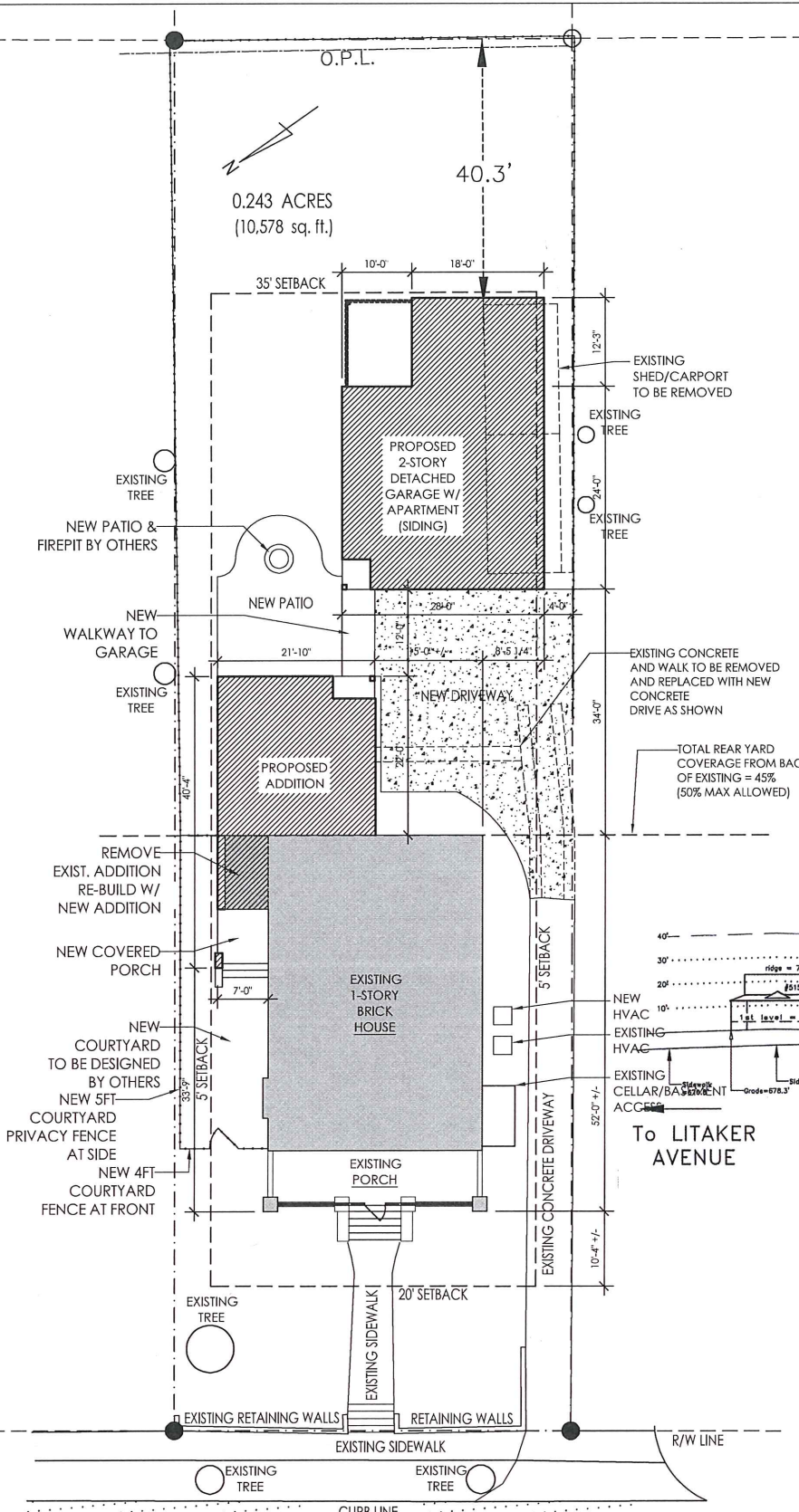
SITE-1 SITE PLAN, HEIGHT, SQ. FOOTAGES

- 1.0 EXISTING/AS-BUILT PLAN
- 1.1 FIRST FLOOR PLAN
- 1.2 SECOND FLOOR PLAN
- 1.3 ROOF PLAN
- 1.4 SECTIONS & DETAILS
- 1.5 SECTIONS & DETAILS

- 2.1 FRONT & REAR ELEVATIONS
- 2.2 RIGHT SIDE ELEVATIONS
- 2.3 LEFT SIDE ELEVATION

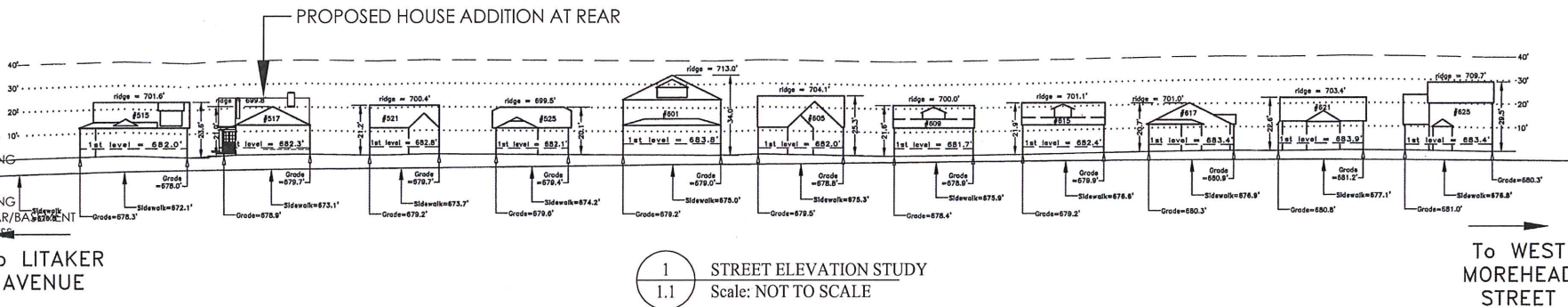
- 3.1 GARAGE PLANS
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- S-1.2 2ND FLOOR CEILING/ROOF FRAMING
- S-1.3 GARAGE FOUNDATION & FRAMING
- S-GN TBD

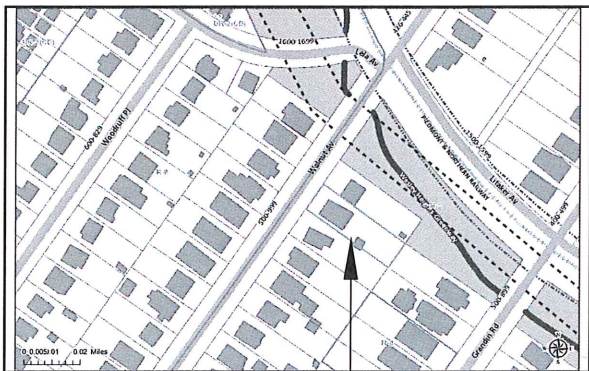


WALNUT AVENUE  
(50 FT. WIDE PUBLIC STREET R/W)

3 PROPOSED SITE PLAN  
1.1 Scale: 3/32" = 1'-0"



1 STREET ELEVATION STUDY  
1.1 Scale: NOT TO SCALE



2 LOCATION MAP  
1.1 Scale: NOT TO SCALE



## REVISIONS

SHEET TITLE  
SITE PLAN

ISSUE DATE  
NOV. 15th, 2018

SHEET NUMBER  
SITE-1



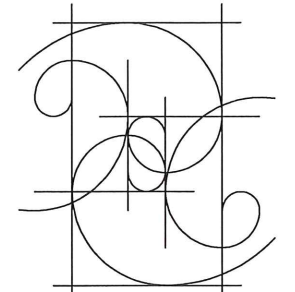


#HDCRMA-2018-00523

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2A EXISTING REAR ELEVATION  
2.1 Scale: 1/4" = 1'-0"

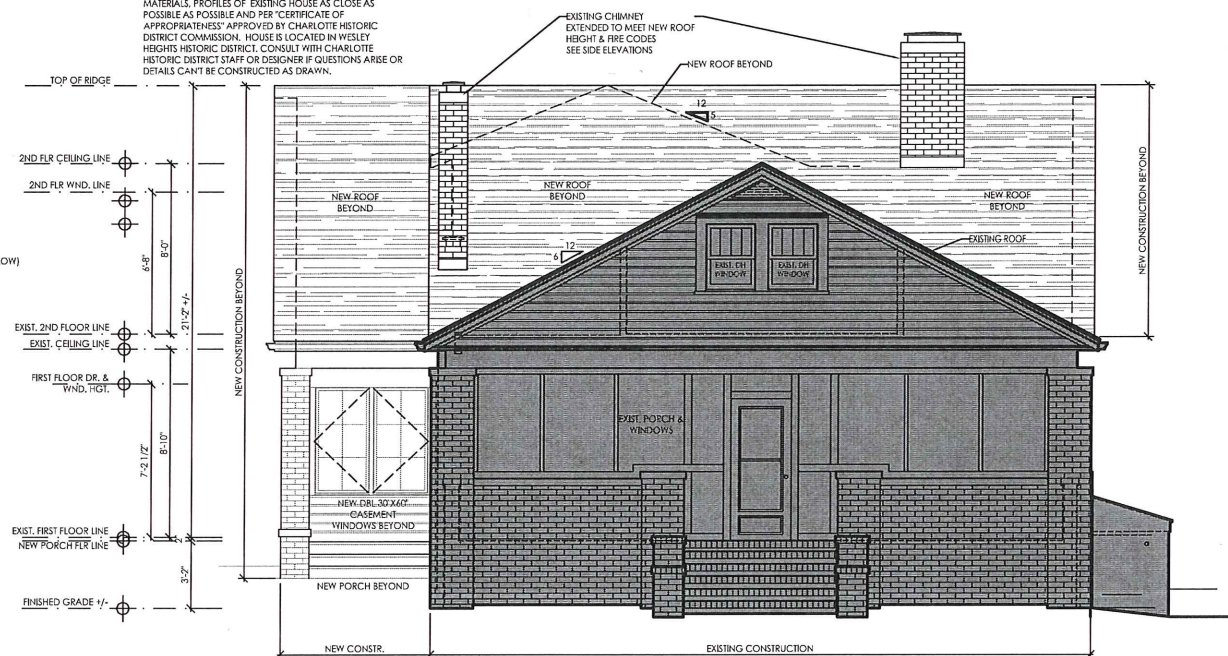


1A EXISTING FRONT ELEVATION  
2.1 Scale: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:
1. NON-CORROSIVE FLASHING AT ALL WALL/ROOF INTERSECTIONS.
  2. VERIFY NUMBER OF STEPS TO GRADE.
  3. ALL MATERIAL PATTERNS/HATCHES (BRICK/SHINGLING PATTERNS) SHOW ARE FOR MATERIAL REPRESENTATION AND DESIGN INTENT ONLY AND SHOULD NOT BE SCALED. FOLLOW NOTES ABOUT MATERIALS WHERE NEEDED.
  4. LOCATE FOUNDATION VENTS PER ENGINEERING AND GRADING OR PROVIDE SEALED CRAWL SPACE.
  5. ALL EXTERIOR DETAILS SHOULD MATCH HISTORIC CHARACTER. MATERIALS PROFILES OF EXISTING HOUSE AS CLOSE AS POSSIBLE AS POSSIBLE AND PER "CERTIFICATE OF APPROPRIATENESS" APPROVED BY CHARLOTTE HISTORIC DISTRICT COMMISSION. HOUSE IS LOCATED IN WESLEY HEIGHTS HISTORIC DISTRICT. CONSULT WITH CHARLOTTE HISTORIC DISTRICT STAFF OR DESIGNER IF QUESTIONS ARISE OR DETAILS CANNOT BE CONSTRUCTED AS DRAWN.



2B NEW REAR ELEVATION  
2.1 Scale: 1/4" = 1'-0"



1B NEW FRONT ELEVATION  
2.1 Scale: 1/4" = 1'-0"

517 WALNUT AVE.  
CHARLOTTE, NC  
RENOVATION/ADDITION

REVISIONS

SHEET TITLE  
FRONT & REAR  
ELEVATIONS

ISSUE DATE  
NOV. 15th, 2018

SHEET NUMBER

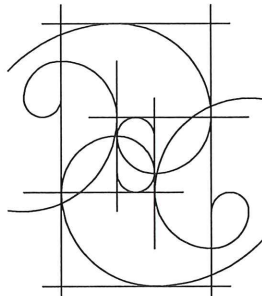
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1A EXISTING RIGHT ELEVATION  
2.2 Scale: 1/4" = 1'-0"



1B NEW RIGHT ELEVATION  
2.2 Scale: 1/4" = 1'-0"

517 WALNUT AVE.  
CHARLOTTE, NC  
RENOVATION/ADDITION

REVISIONS

SHEET TITLE  
RIGHT ELEVATIONS

ISSUE DATE  
NOV. 15th, 2018

SHEET NUMBER  
2.2





1A EXISTING RIGHT ELEVATION  
2.3 Scale: 1/4" = 1'-0"

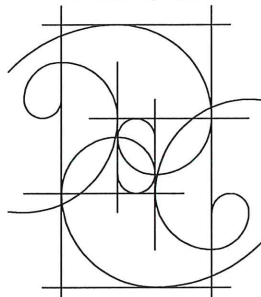


1B NEW RIGHT ELEVATION  
2.3 Scale: 1/4" = 1'-0"

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517 WALNUT AVE.  
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RIGHT ELEVATIONS

ISSUE DATE  
NOV. 15th, 2018

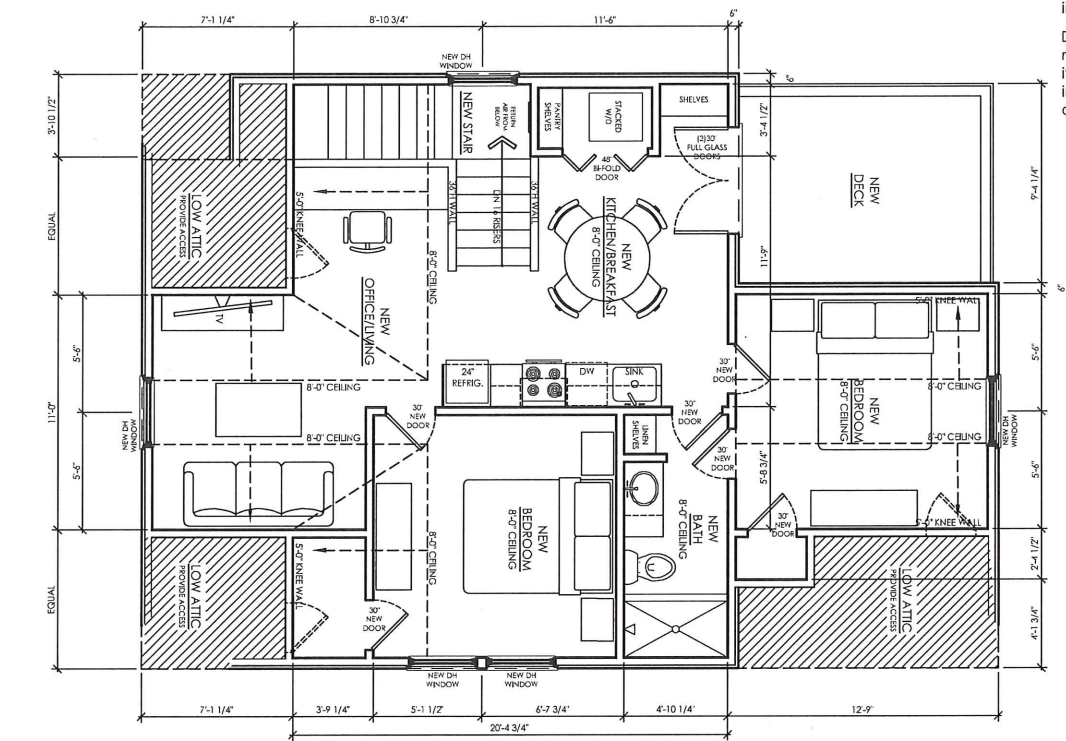
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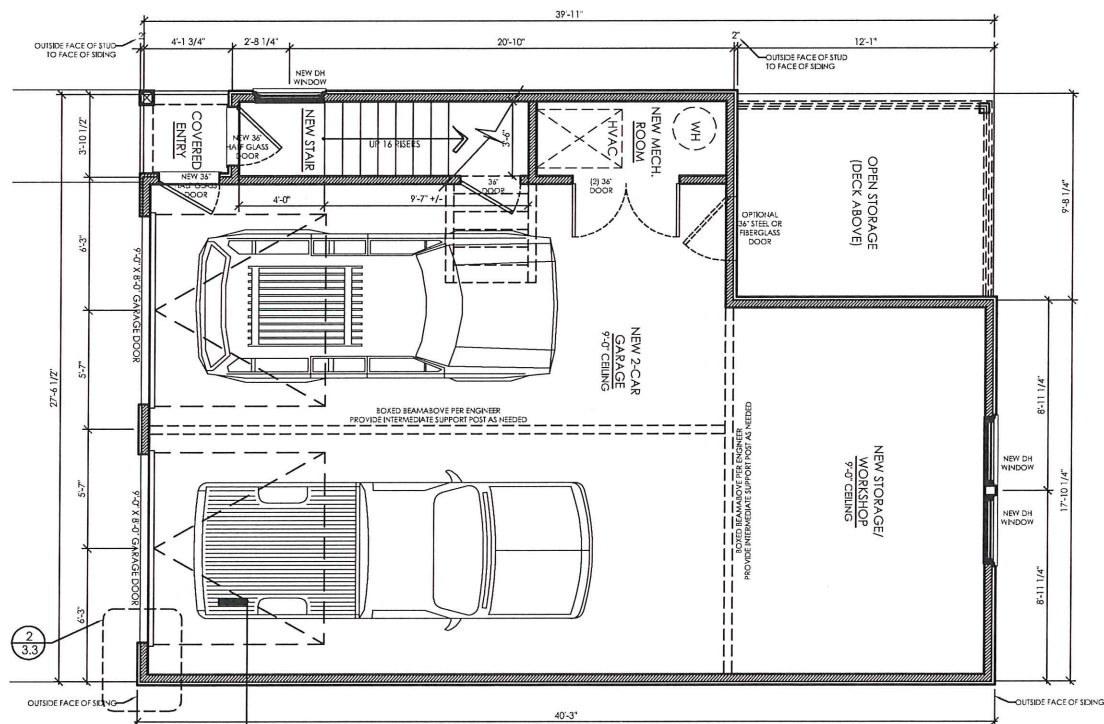
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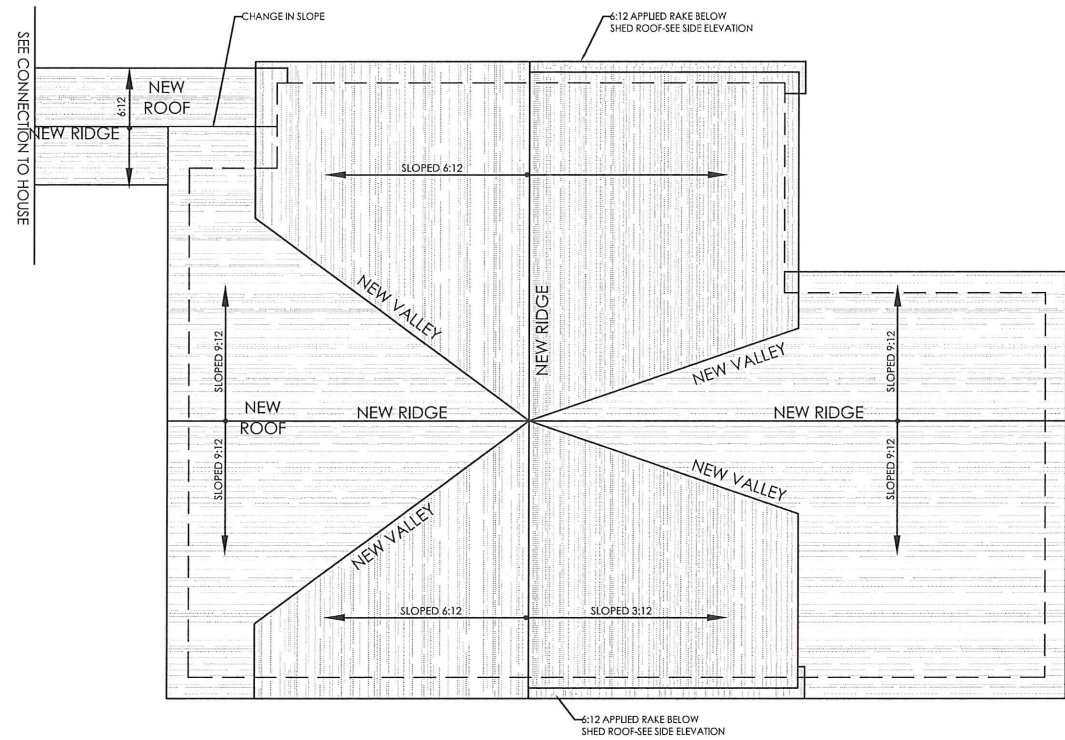
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2 NEW SECOND FLOOR  
3.1 Scale: 1/4" = 1'-0"



1 NEW FIRST FLOOR  
3.1 Scale: 1/4" = 1'-0"



3 NEW ROOF PLAN  
3.1 Scale: 1/4" = 1'-0"



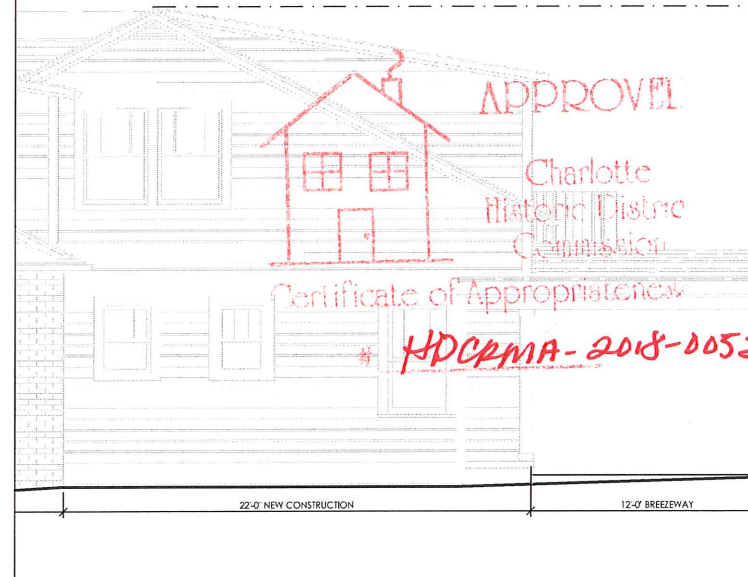
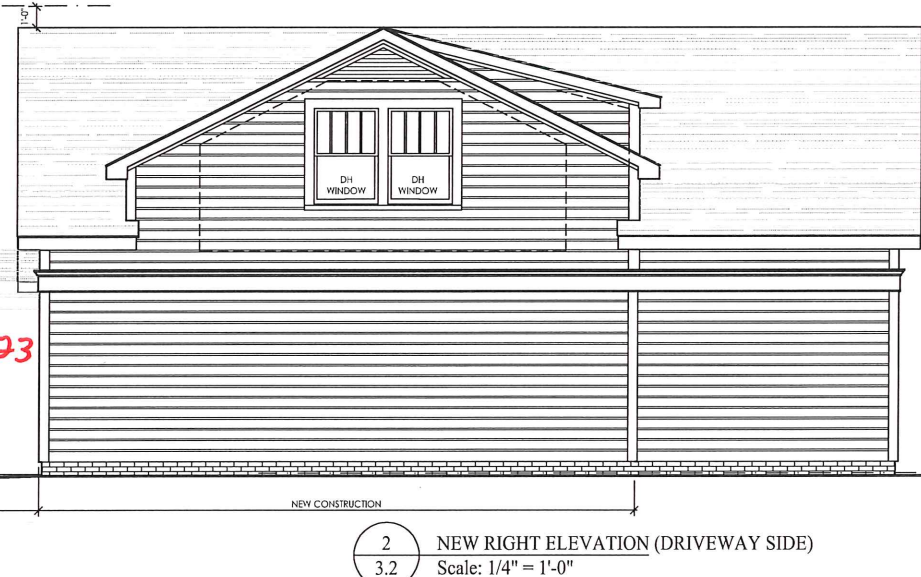
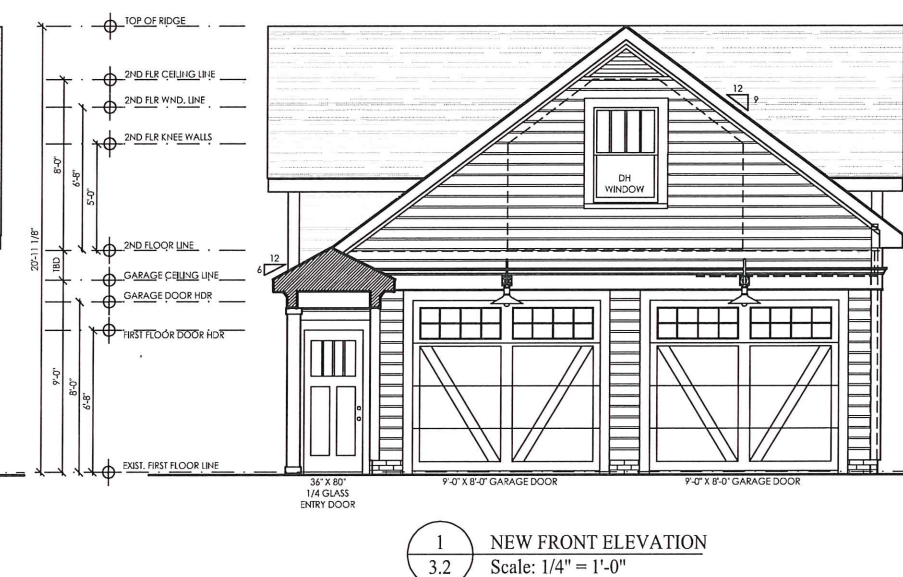
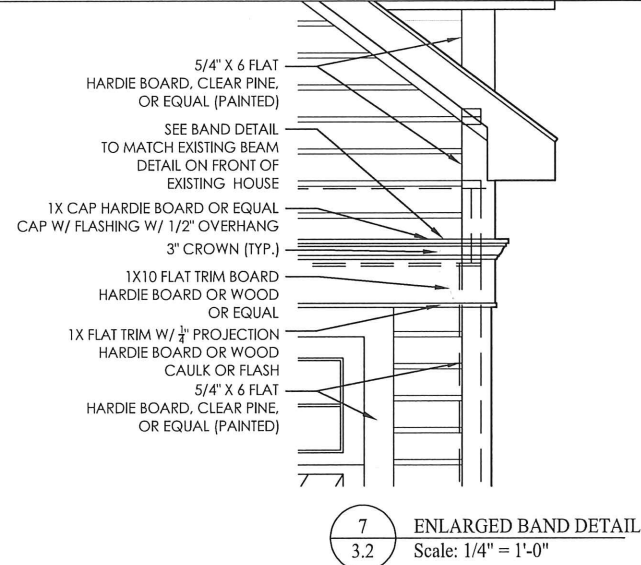
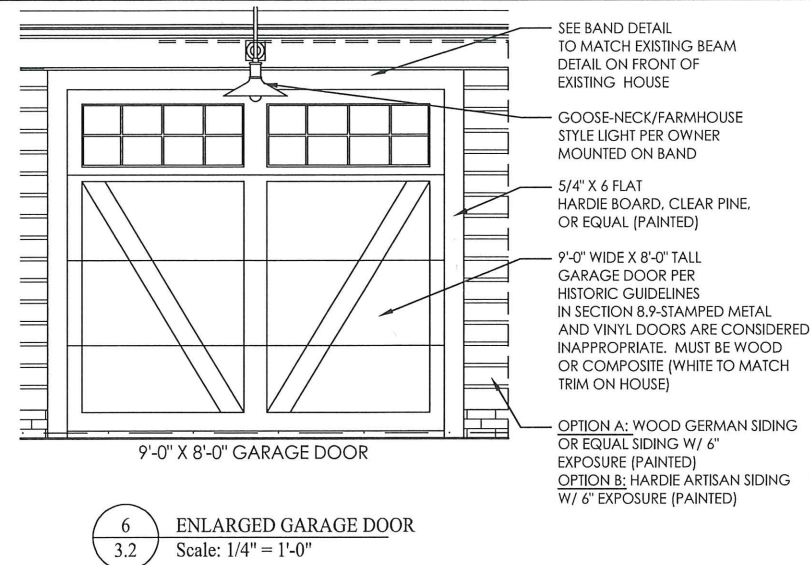
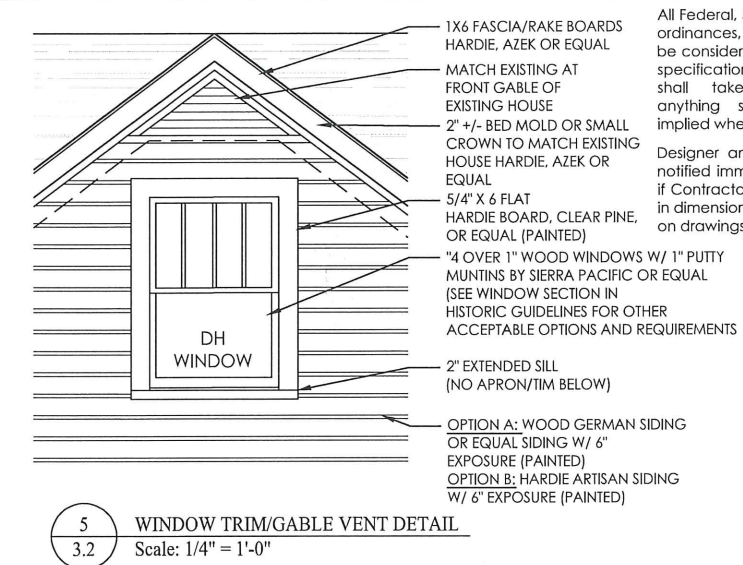


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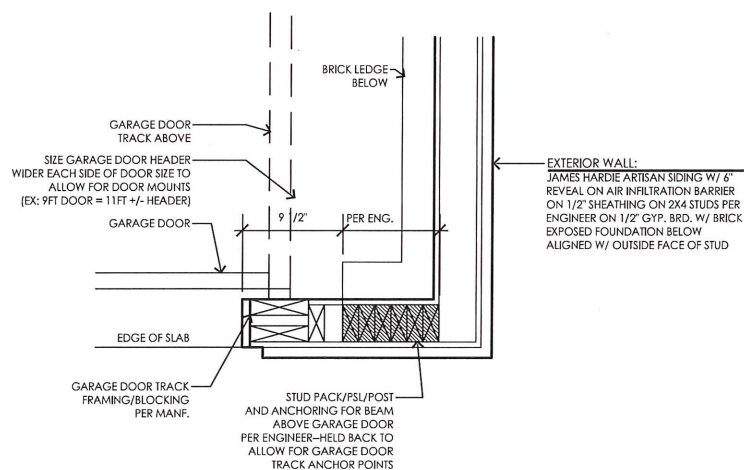
REVISIONS
SHEET TITLE GARAGE ELEVATIONS & DETAILS
ISSUE DATE NOV. 15th, 2018
SHEET NUMBER 3.2

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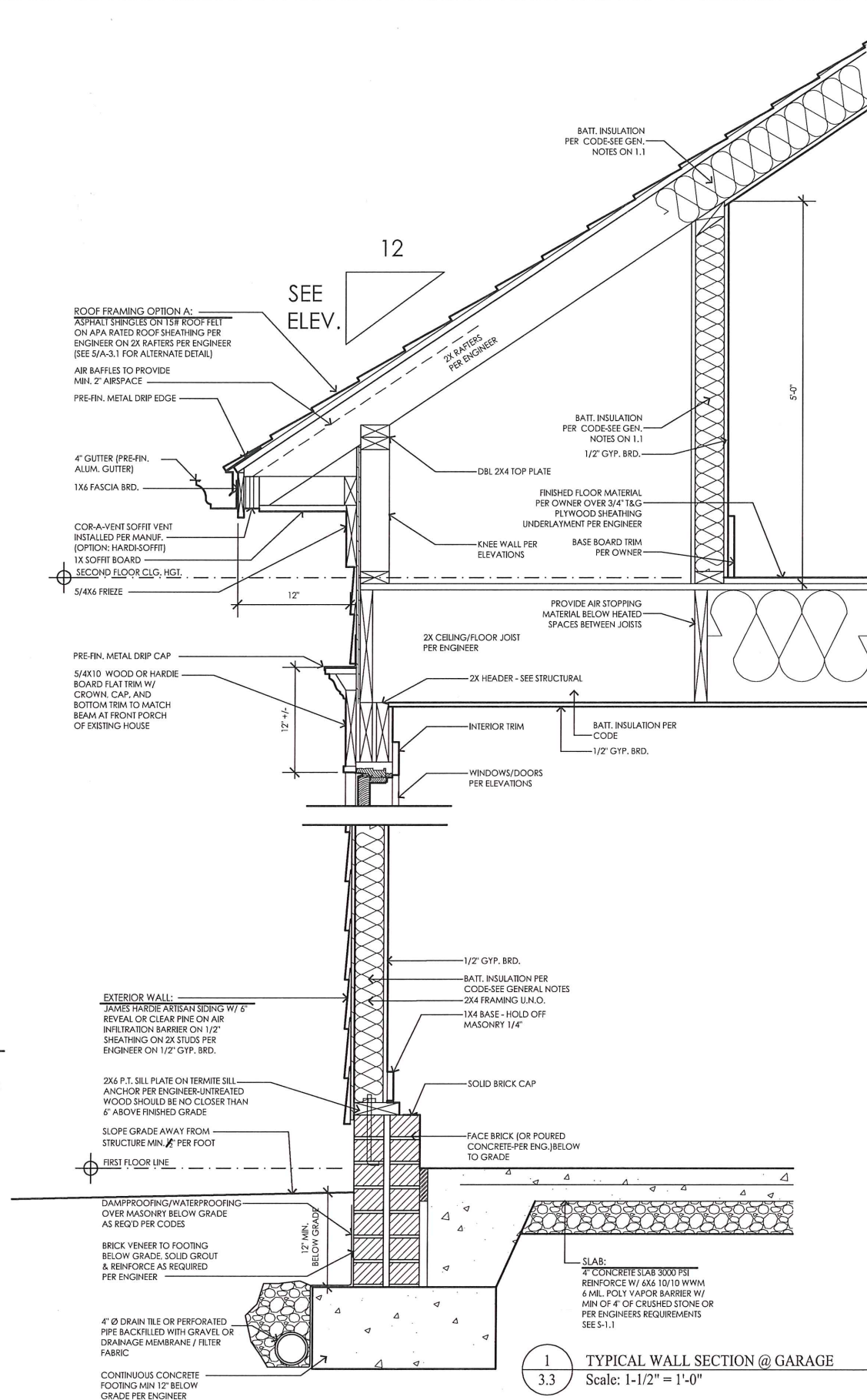
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2  
3.3  
FRAMING AT GARAGE DOORS (PLAN DETAIL)  
Scale: 1-1/2" = 1'-0"



1  
3.3  
TYPICAL WALL SECTION @ GARAGE  
Scale: 1-1/2" = 1'-0"

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3.3